

September 9, 2003
 Recessed Meeting

Minutes

Members Present: 5

Members Absent: 0

Lloyd Davis- Chairman
 Brent Hunter- Vice Chairman
 Roger Evans- Commissioner
 Johnny Myers- Commissioner
 D.C. Swaim- Commissioner

Others Present:

Cecil E. Wood, County Manager/Clerk to the Board
 James Graham, Attorney
 Planning Board Members
 David Long, Division of Community Assistance

Chairman Davis called the meeting back to order.

Minutes

Chairman Davis inquired if the Planning Board and Commissioners had the same understanding/definitions of the zoning ordinance. He commented the ordinance is a great thing for the county and he wants the ordinance to work for the betterment of the county.

Barry Hennings thanked the Board for the opportunity to meet with them. Mr. Hennings stated the Planning Board is also learning the zoning ordinance and agrees with Chairman Davis that zoning is good for the county. There is a lot of heresay among the citizens on how the zoning ordinance was put into effect. The Planning Board is trying to work with the citizens who come before them requesting change.

David Long stated the basis for actions on zoning is derived from the Land Use Plan. Any action taken by the Boards should be based on the policy as stated in the Land Use Plan. Mr. Long discussed spot zoning and how it is not easily defined, is subject to interpretation and dependent on location and other site-specific circumstances. Mr. Long warned against "contract zoning", the illegal practice of zoning by arrangement with the property owner based on conditions met by both parties; use of conditional zoning is preferable, where the applicant agrees to meet pre-established conditions for specific use.

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The Board discussed how to manage the zoning changes requested and how the development changes affect the community.

Both Boards agreed it will be important to have accurate and thorough information when considering zoning requests.

Adjournment

*Commissioner Swaim made the motion to adjourn. Commissioner Myers seconded. **The Board voted 5-0.**

Cecil E. Wood, County Manager/Clerk to the Board